

# Weekly Market Activity Report



**Publish Date: March 8, 2010**

## **What to Watch For**

Accepted offers in the MRIS region once again took a leap upwards for the week ending February 27. The 2,710 signed purchase agreements seen that week were a jump of 33.3 percent from a year ago, and represent the second consecutive post-Snowmageddon week of big increases in buyer activity.

New listings also increased compared to the prior two weeks, but remain 1.2 percent lower than during the same week last year.

With sales up and listings down, the inventory of available homes is continuing to drop. The 50,293 homes currently on the market in the region is the lowest level of inventory we've seen since early 2006.

## Weekly Activity

<b>New Listings</b>	.....	<b>2</b>
<b>Pending Sales</b>	.....	<b>3</b>
<b>Active Listings</b>	.....	<b>4</b>

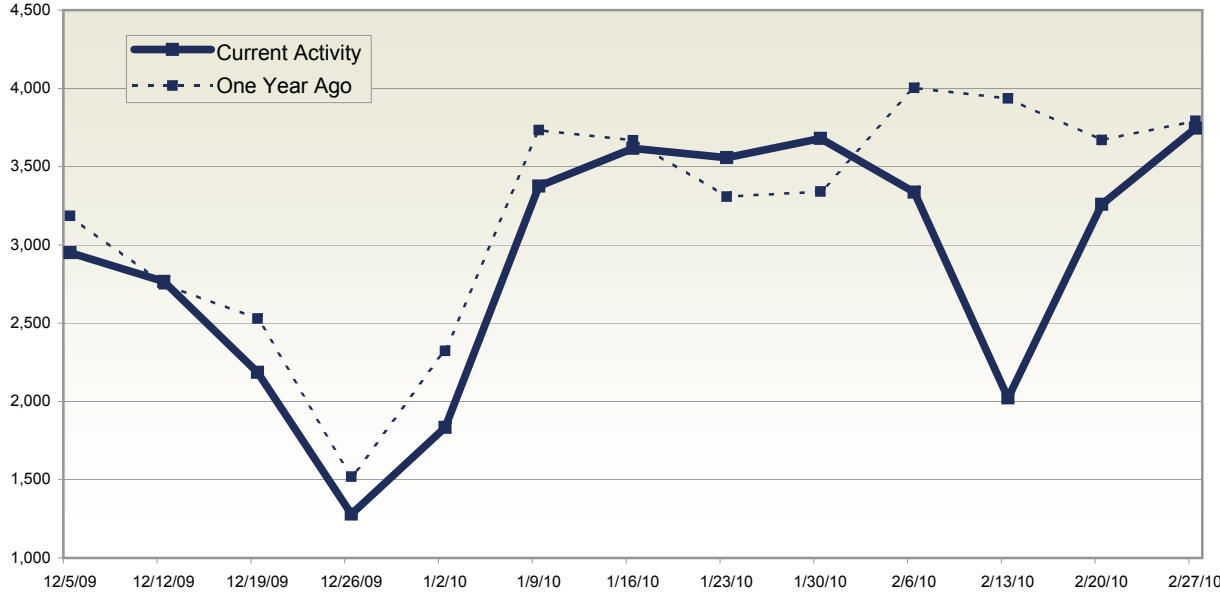
## Most Recent Month

<b>Days on Market Until Sale</b>	.....	<b>5</b>
<b>Percent of Original List Price Received at Sale</b>	.....	<b>6</b>
<b>Housing Affordability Index</b>	.....	<b>7</b>
<b>Months Supply of Inventory</b>	.....	<b>8</b>

# New Listings

## As of March 8, 2010

### Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
12/5/2009	2,950	3,186	- 7.4%
12/12/2009	2,766	2,748	+ 0.7%
12/19/2009	2,185	2,530	- 13.6%
12/26/2009	1,281	1,519	- 15.7%
1/2/2010	1,835	2,322	- 21.0%
1/9/2010	3,376	3,734	- 9.6%
1/16/2010	3,616	3,667	- 1.4%
1/23/2010	3,557	3,309	+ 7.5%
1/30/2010	3,680	3,340	+ 10.2%
2/6/2010	3,337	4,003	- 16.6%
2/13/2010	2,022	3,935	- 48.6%
2/20/2010	3,259	3,669	- 11.2%
2/27/2010	3,745	3,792	- 1.2%
<b>3-Month Total:</b>	<b>37,609</b>	<b>41,754</b>	<b>- 9.9%</b>

Compared to Last Year: **Down (-)**

Compared to 2003: **Down (-)**

### Historical New Listings



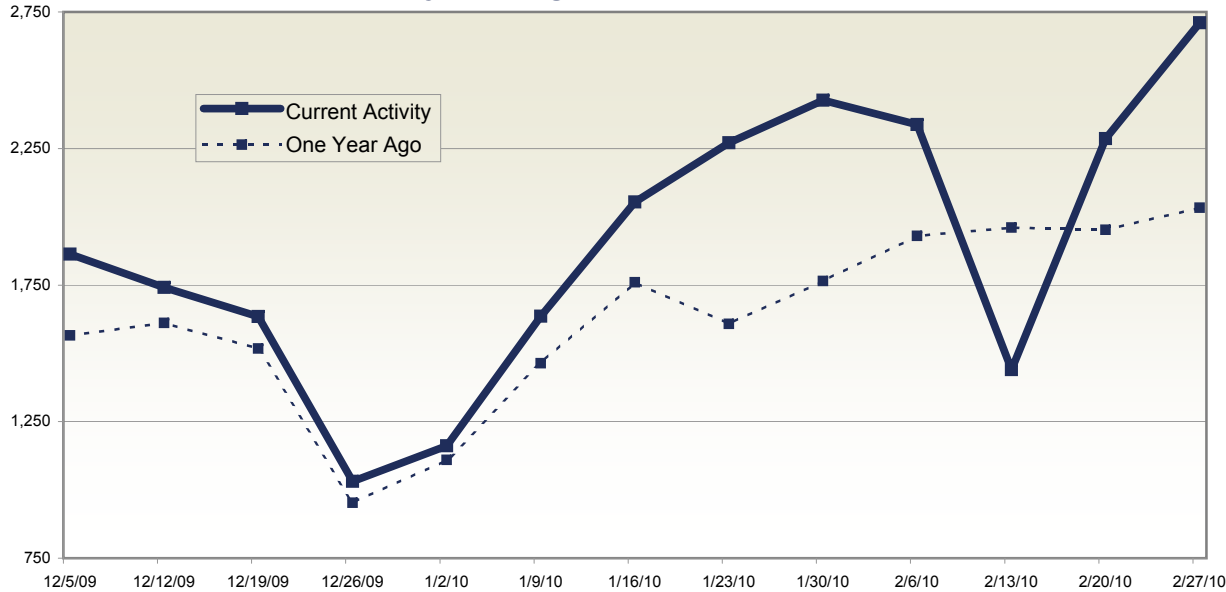
# Pending Sales

As of March 8, 2010

Weekly Market Activity Report 



## Last Three Months Weekly Pending Sales

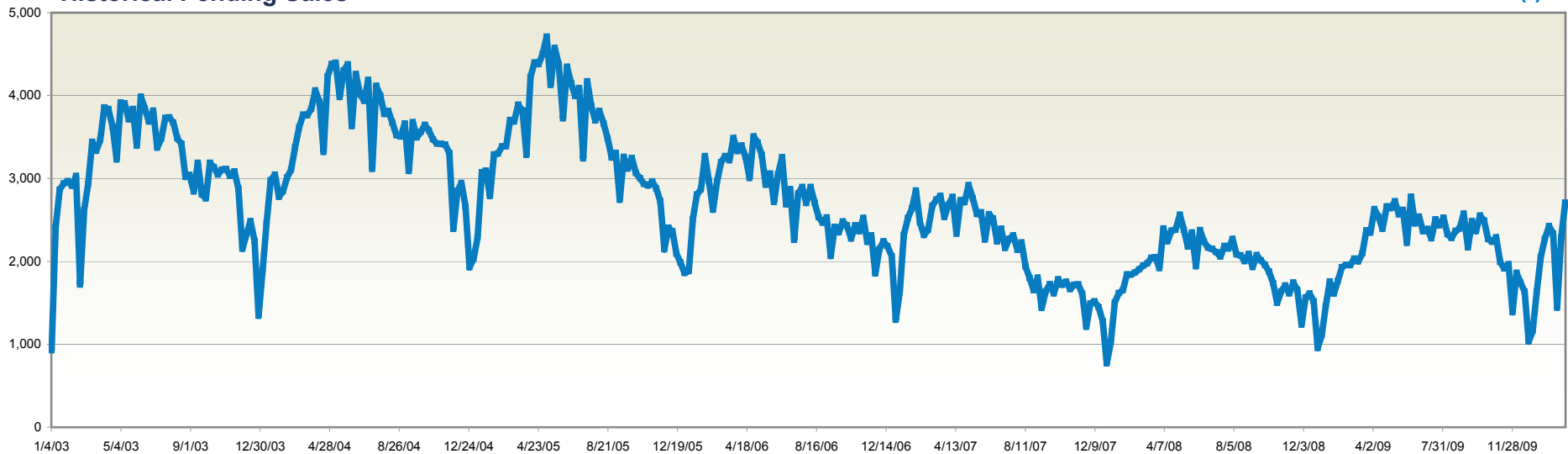


For the week ending:	Current Activity	One Year Ago	One Year Change
12/5/2009	1,863	1,565	+ 19.0%
12/12/2009	1,741	1,611	+ 8.1%
12/19/2009	1,635	1,518	+ 7.7%
12/26/2009	1,031	953	+ 8.2%
1/2/2010	1,161	1,110	+ 4.6%
1/9/2010	1,636	1,464	+ 11.7%
1/16/2010	2,054	1,760	+ 16.7%
1/23/2010	2,271	1,608	+ 41.2%
1/30/2010	2,427	1,765	+ 37.5%
2/6/2010	2,337	1,930	+ 21.1%
2/13/2010	1,440	1,960	- 26.5%
2/20/2010	2,286	1,952	+ 17.1%
2/27/2010	2,710	2,033	+ 33.3%
<b>3-Month Total:</b>	<b>24,592</b>	<b>21,229</b>	<b>+ 15.8%</b>

Compared to Last Year: **Up (+)**

Compared to 2003: **Down (-)**

## Historical Pending Sales



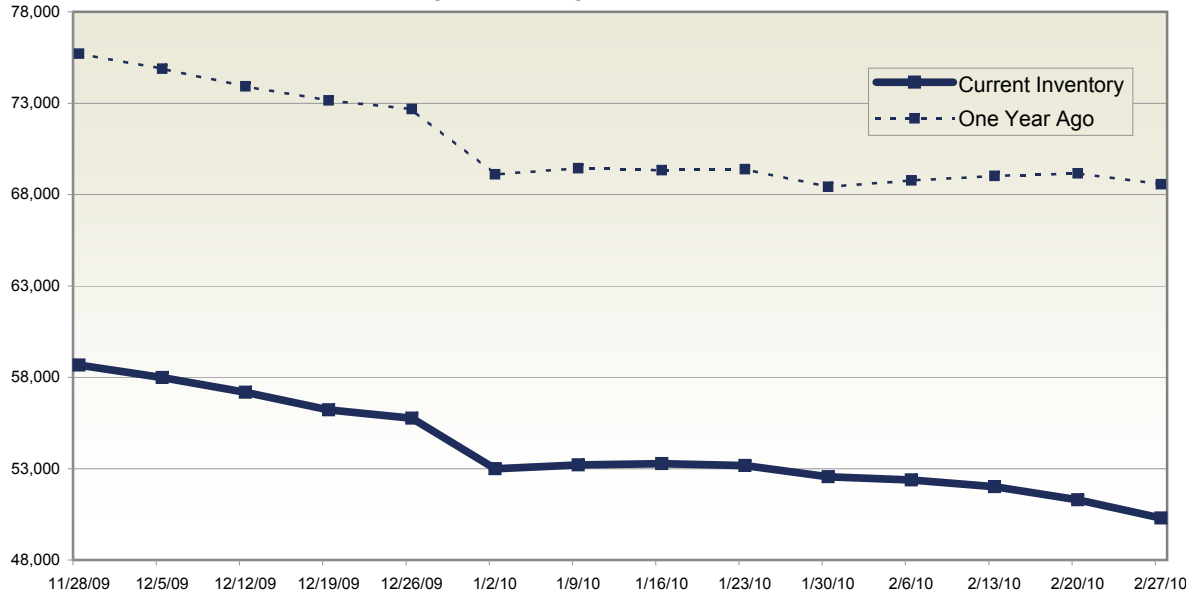
# Active Listings for Sale

As of March 8, 2010

Weekly Market Activity Report 



Last Three Months Weekly Inventory for Sale

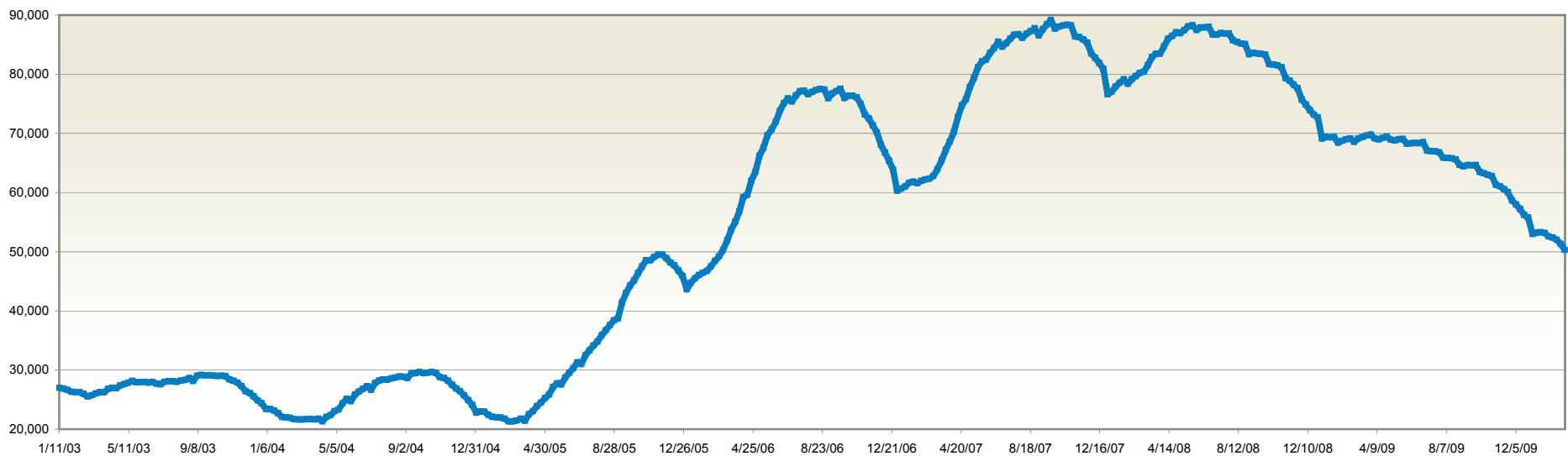


Inventory as of:	Current Inventory	One Year Ago	One Year Change
11/28/2009	58,666	75,708	- 22.5%
12/5/2009	57,977	74,887	- 22.6%
12/12/2009	57,184	73,923	- 22.6%
12/19/2009	56,206	73,142	- 23.2%
12/26/2009	55,750	72,669	- 23.3%
1/2/2010	52,995	69,110	- 23.3%
1/9/2010	53,200	69,443	- 23.4%
1/16/2010	53,274	69,326	- 23.2%
1/23/2010	53,158	69,389	- 23.4%
1/30/2010	52,555	68,419	- 23.2%
2/6/2010	52,374	68,762	- 23.8%
2/13/2010	52,004	69,008	- 24.6%
2/20/2010	51,299	69,159	- 25.8%
2/27/2010	50,293	68,558	- 26.6%
<b>3-Month Avg:</b>	<b>53,713</b>	<b>70,446</b>	<b>- 23.8%</b>

Compared to Last Year: **Down (-)**

Compared to 2003: **Up (+)**

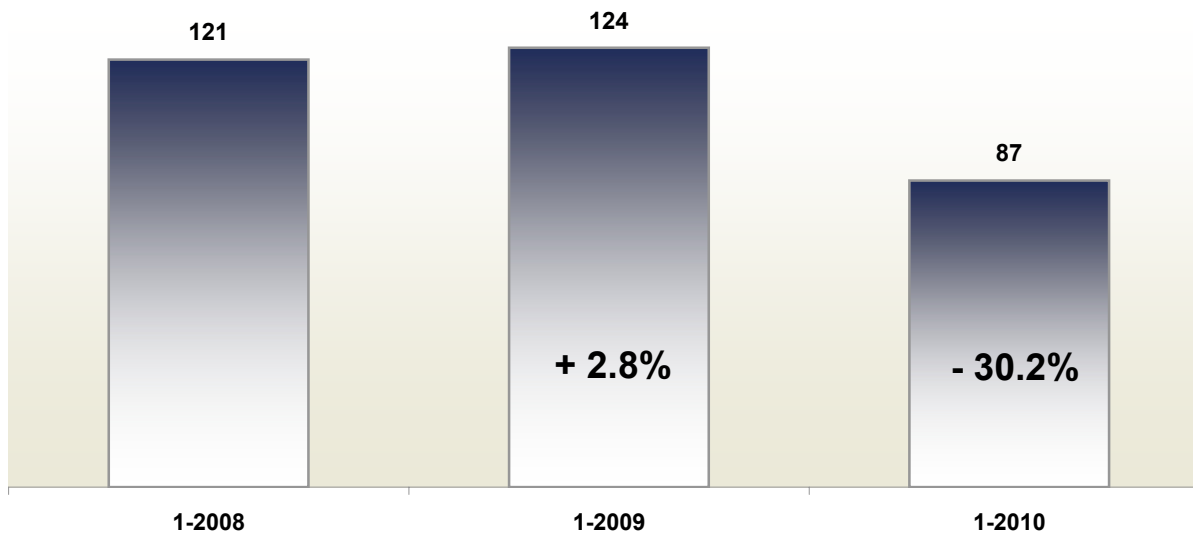
Historical Weekly Inventory for Sale



# Days on Market Until Sale

January 2010 — 87

Weekly Market Activity Report 

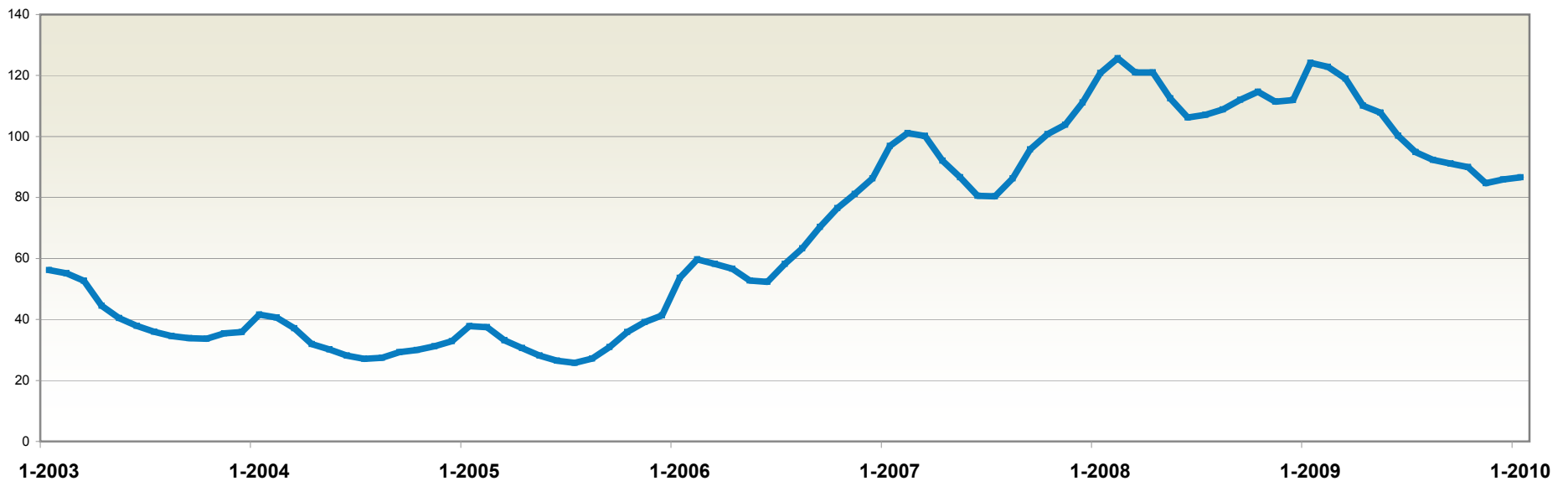


Month	Current Year	One Year Previous	One Year Change
2-2009	123	126	- 2.3%
3-2009	119	121	- 1.7%
4-2009	110	121	- 9.0%
5-2009	108	112	- 4.1%
6-2009	100	106	- 5.6%
7-2009	95	107	- 11.5%
8-2009	92	109	- 15.2%
9-2009	91	112	- 18.7%
10-2009	90	115	- 21.5%
11-2009	85	111	- 24.0%
12-2009	86	112	- 23.2%
1-2010	87	124	- 30.2%
<b>12-Month Avg:</b>	<b>99</b>	<b>115</b>	<b>- 13.9%</b>

Compared to Last Year: **Down (-)**

Compared to 2003: **Up (+)**

## Historical Days on Market Until Sale

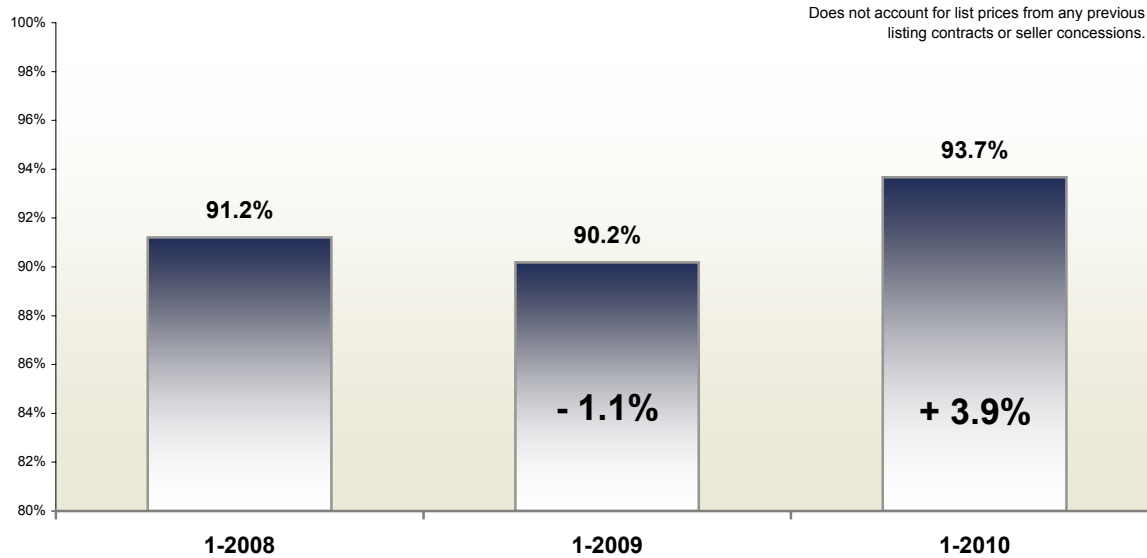


# Percent of Original List Price Received at Sale

Weekly Market Activity Report



January 2010 — 93.7%

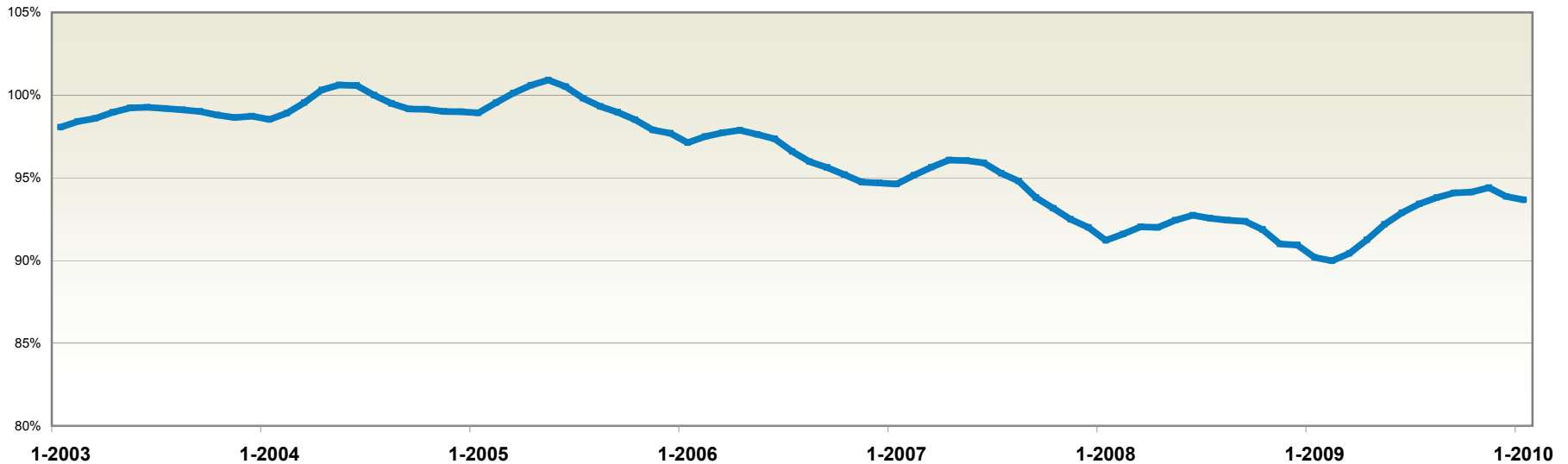


Month	Current Year	One Year Previous	One Year Change
2-2009	90.0%	91.6%	- 1.8%
3-2009	90.4%	92.0%	- 1.7%
4-2009	91.3%	92.0%	- 0.8%
5-2009	92.2%	92.4%	- 0.3%
6-2009	92.9%	92.7%	+ 0.1%
7-2009	93.4%	92.5%	+ 1.0%
8-2009	93.8%	92.4%	+ 1.5%
9-2009	94.1%	92.4%	+ 1.9%
10-2009	94.1%	91.9%	+ 2.5%
11-2009	94.4%	91.0%	+ 3.7%
12-2009	93.9%	90.9%	+ 3.2%
1-2010	93.7%	90.2%	+ 3.9%
<b>12-Month Avg:</b>	<b>92.8%</b>	<b>91.8%</b>	<b>+ 1.1%</b>

Compared to Last Year: **Up (+)**

Compared to 2003: **Down (-)**

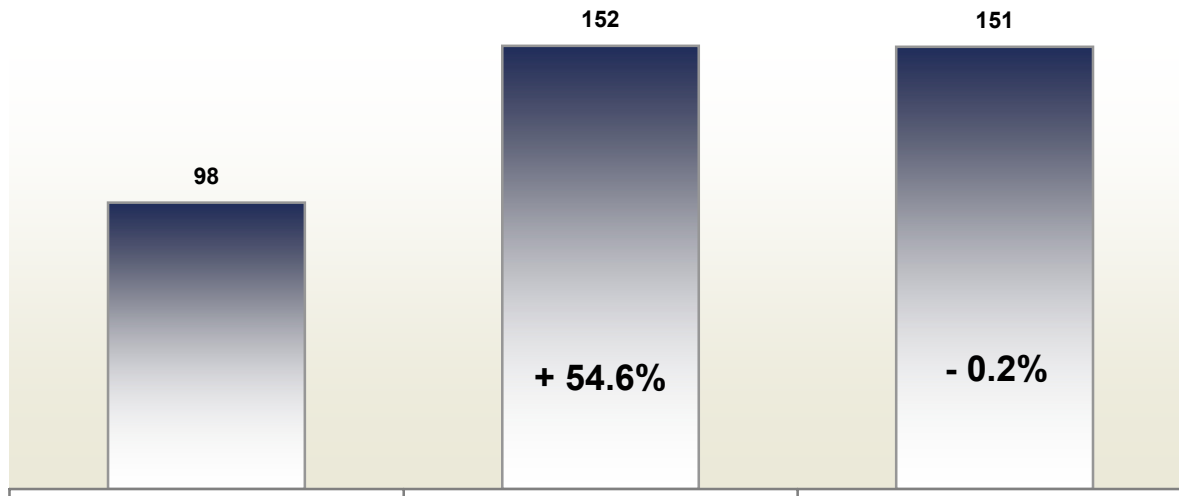
## Historical Percent of Original List Price Received at Sale



# Housing Affordability Index

January 2010 — 151

Weekly Market Activity Report 



Month	Current Year	One Year Previous	One Year Change
2-2009	155	119	+ 30.7%
3-2009	146	122	+ 19.8%
4-2009	146	121	+ 21.3%
5-2009	136	116	+ 17.2%
6-2009	131	113	+ 15.9%
7-2009	131	115	+ 13.5%
8-2009	134	121	+ 11.0%
9-2009	141	132	+ 7.0%
10-2009	144	128	+ 12.8%
11-2009	147	143	+ 3.1%
12-2009	144	146	- 1.4%
1-2010	151	152	- 0.2%
<b>12-Month Avg:</b>	<b>142</b>	<b>127</b>	<b>+ 11.8%</b>

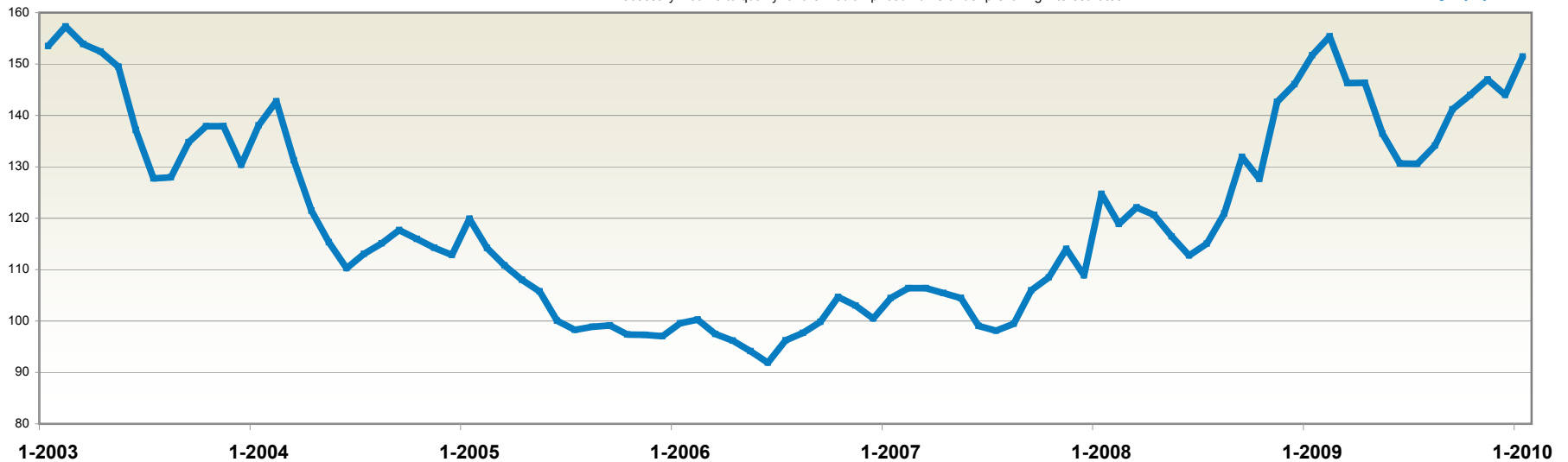
The Housing Affordability Index measures housing affordability for the MRIS service region. The higher the number, the more affordable our housing is.

An HAI of 120 would mean that the median household income was 120% of the necessary income to qualify for the median priced home under prevailing interest rates.

Compared to Last Year: **Even**

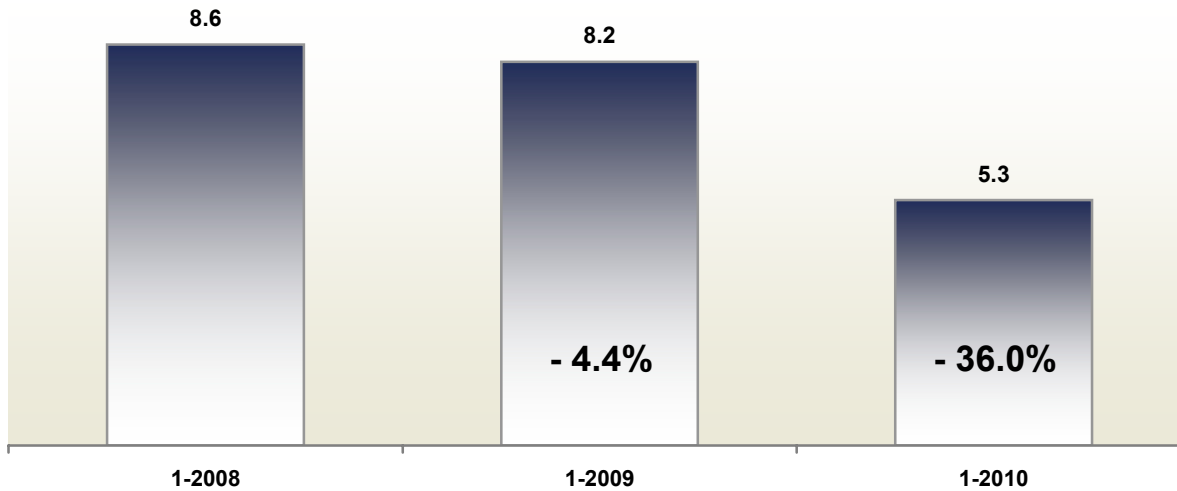
Compared to 2003: **Up (+)**

## Historical Housing Affordability Index



# Months Supply of Inventory

January 2010 — 5.3 Months



Month	Current Year	One Year Previous	One Year Change
2-2009	8.1	9.0	- 9.2%
3-2009	8.1	9.5	- 15.1%
4-2009	8.0	10.0	- 19.4%
5-2009	8.0	10.5	- 24.1%
6-2009	7.7	10.7	- 27.6%
7-2009	7.5	10.6	- 29.4%
8-2009	7.3	10.5	- 30.2%
9-2009	7.0	10.0	- 30.1%
10-2009	6.7	9.8	- 31.8%
11-2009	6.4	9.5	- 33.3%
12-2009	6.0	9.0	- 33.9%
1-2010	5.3	8.2	- 36.0%
<b>12-Month Avg:</b>	<b>7.2</b>	<b>9.8</b>	<b>- 26.7%</b>

Compared to Last Year: **Down (-)**

Compared to 2003: **Up (+)**

Historical Months Supply of Inventory

